

Landscape Construction Documents for : ORANGECREST PA - 2 Phase 7

City of Riverside, Ca.

Tract 28866-7 ~ Public Works Submittal ~

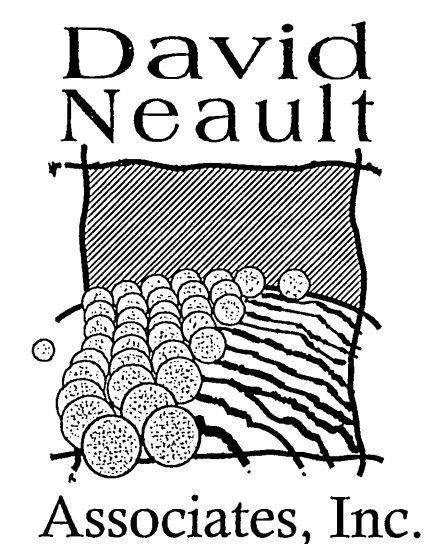
CIVIL ENGINEER:

KEITH COMPANIES
22690 CACTUS AVENUE, SUITE 300
MORENO VALLEY, CALIFORNIA 92553
(909) 653-0234
CONTACT: Tom Bitney

DEVELOPER:

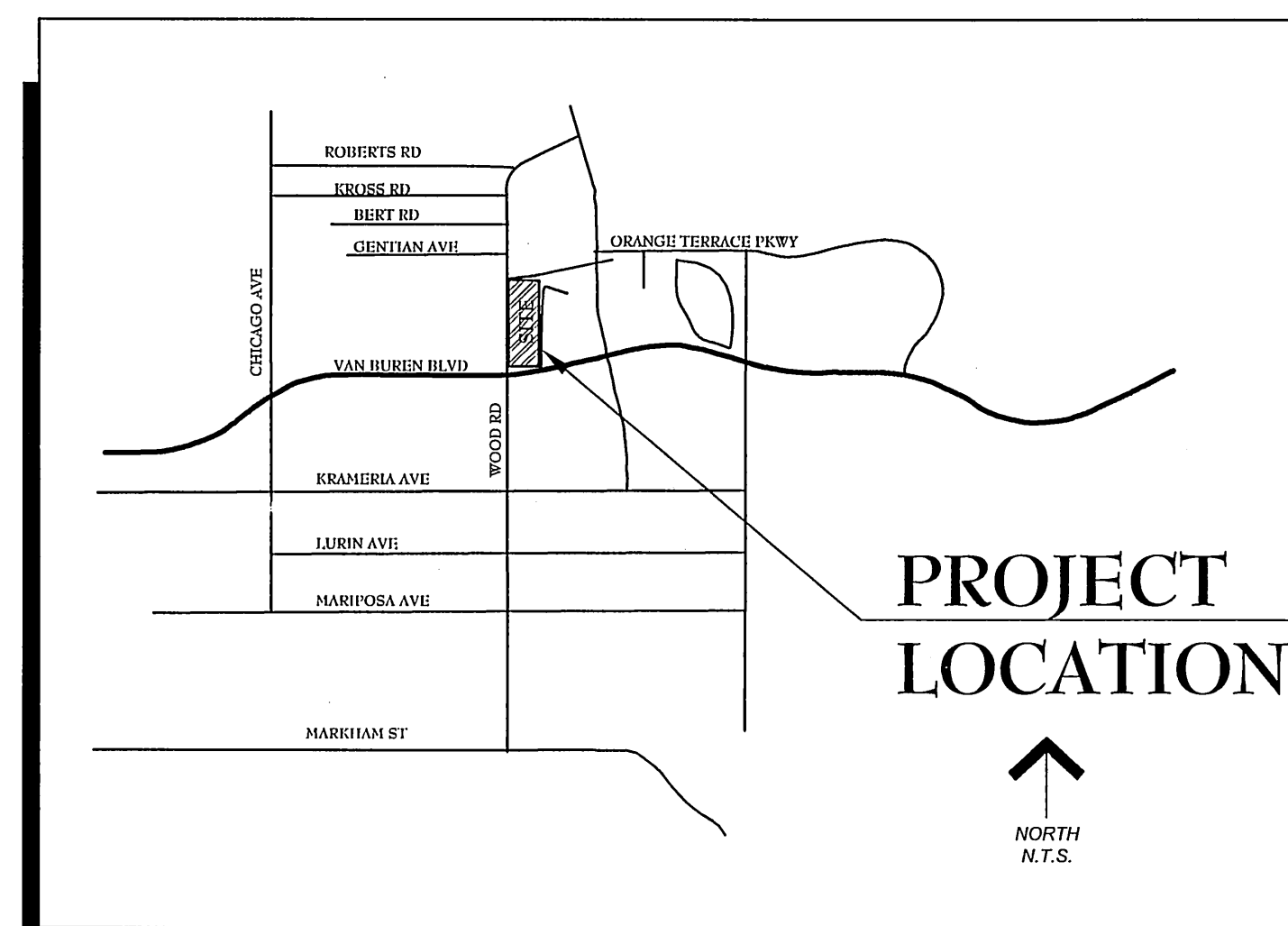
COMMUNITIES SOUTHWEST
181 OLD SPRINGS ROAD
ANAHEIM, CALIFORNIA 92808
(714) 279-6555
CONTACT: Mary Rauschenburg

LANDSCAPE ARCHITECT:

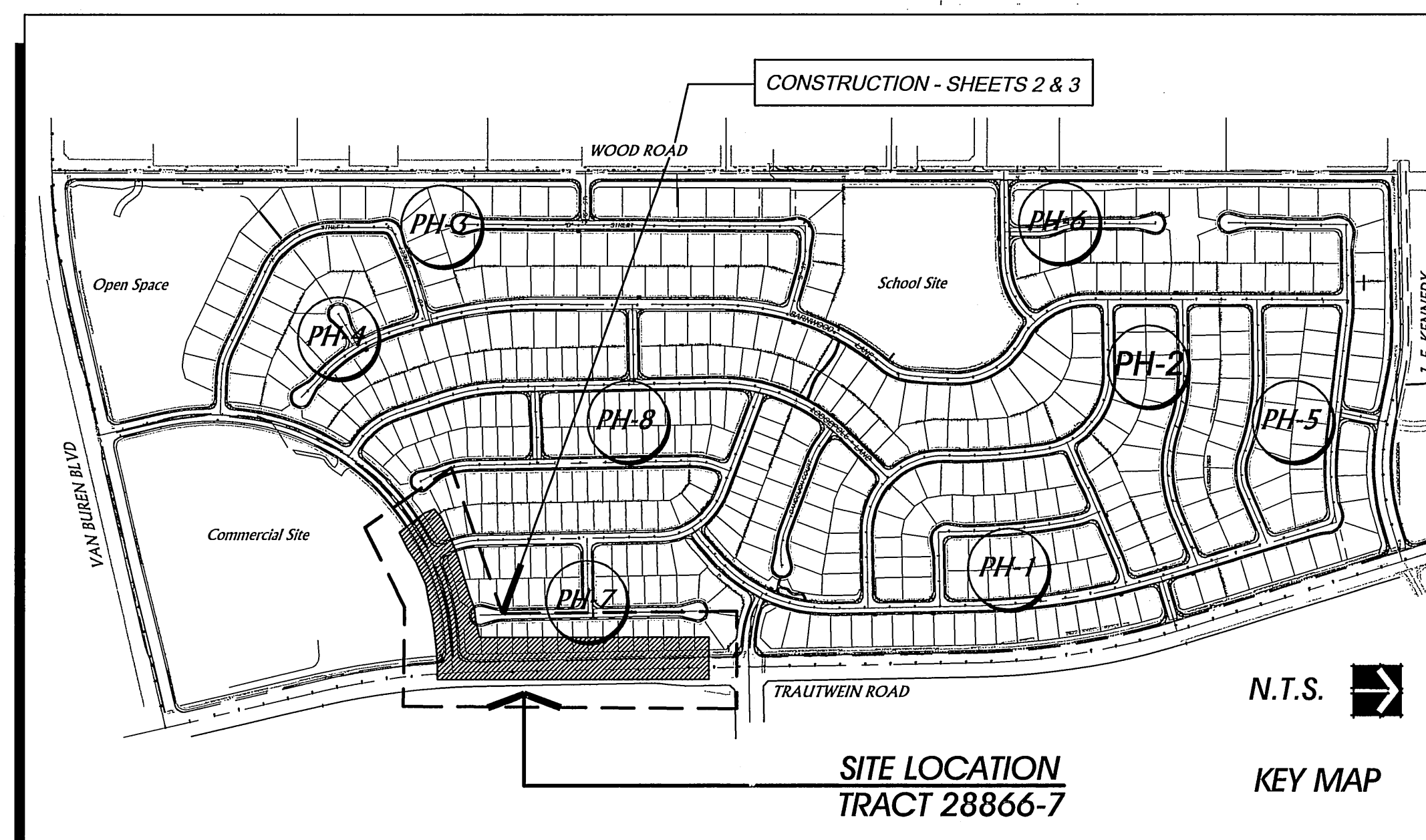


DAVID NEAULT ASSOCIATES, INC.
41877 ENTERPRISE CIRCLE NORTH SUITE 200
TEMECULA, CALIFORNIA 92590
(909) 296-3430
CONTACT: Bob Taft

PROJECT VICINITY:



KEY MAP:




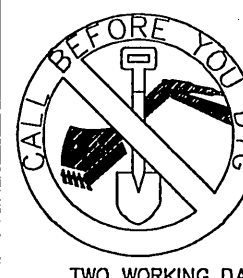

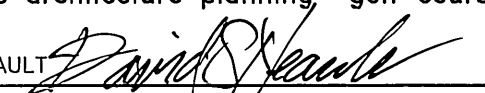
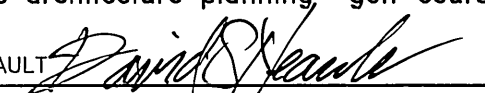
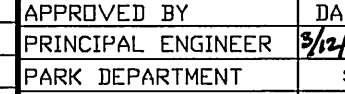
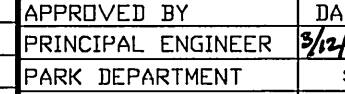
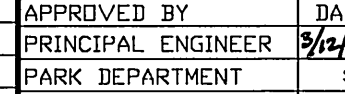
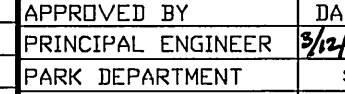
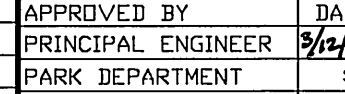
GENERAL NOTES :

- GENERAL NOTES FOR PUBLICLY MAINTAINED LANDSCAPES**
- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS, INCLUDING CITY TRAIL STANDARDS AND SPECIFICATIONS FOR PLANTING AND IRRIGATION WORK. (SPECIFICATIONS SECTION 02441 AND 02480).
 - WHEN CALLING FOR INSPECTIONS, CONTACT THE PARK PROJECTS INSPECTOR AT A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 715-5469 TO SCHEDULE AN INSPECTION. FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF CONSTRUCTION. A WRITTEN APPROVAL WILL NOT BE ISSUED IF CONDITIONS ARE REQUIRED PER THE STANDARD SPECIFICATIONS, AND INCLUDE BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO INVITING ANY GRADE CONSTRUCTION AND / OR LANDSCAPE WORK WITHIN THE PUBLIC RIGHT OF WAY.
 - AT TIME OF INSTALLATION OF IRRIGATION SLEEVES AND CONSTANT PRESSURE MAINLINES, BUT PRIOR TO BACK FILL OF TRENCHES FOR SAME. (NOTE: MAINLINES MUST BE PRESSURE TESTED IN THE PRESENCE OF THE PARK PROJECTS INSPECTOR.)
 - AT TIME OF INSTALLATION OF RECREATIONAL TRAILS FOR INSPECTION OF D.I.S. SUBGRADE AND TRAIL SURFACING INSTALLATION.
 - AT TIME OF INSTALLATION OF IRRIGATION VALVES, LATERAL AND HEADS.
 - FOR SPOTTING OF ALL TREES PRIOR TO DIGGING PLANTING PITS.
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES.
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE.
 - AT SUBSTANTIAL COMPLETION OF THE PROJECT FOR THE CITY'S ACCEPTANCE TO START THE REQUIRED MAINTENANCE PERIOD.
 - AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE PARK PROJECTS INSPECTOR AT (909) 715-5469 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO RELEASE FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE PROJECT HAS PASSED FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT HAS RECEIVED WRITTEN NOTICE FROM THE HOA INDICATING THEIR ASSUMPTION OF MAINTENANCE RESPONSIBILITIES.
 - ALL LANDSCAPE IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY AND/OR LANDSCAPE EASEMENT AREAS ARE TO BE INSTALLED PRIOR TO THE RELEASE OF THE SURETY POSTED BY THE DEVELOPER TO GUARANTEE THEIR INSTALLATION.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
 - ALL PUBLIC LANDSCAPE AREAS TO BE PUBLICLY MAINTAINED MUST BE AUTOMATICALLY IRRIGATED.
 - NO PERSON SHALL PERFORM ANY CONSTRUCTION OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT OF WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
 - THE ARCHITECT SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORKS HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY (THIS NOTE REQUIRED ON ALL PLANS.)
- NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE PARK PROJECTS INSPECTOR SHALL HAVE THE AUTHORITY TO REUSE THE TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

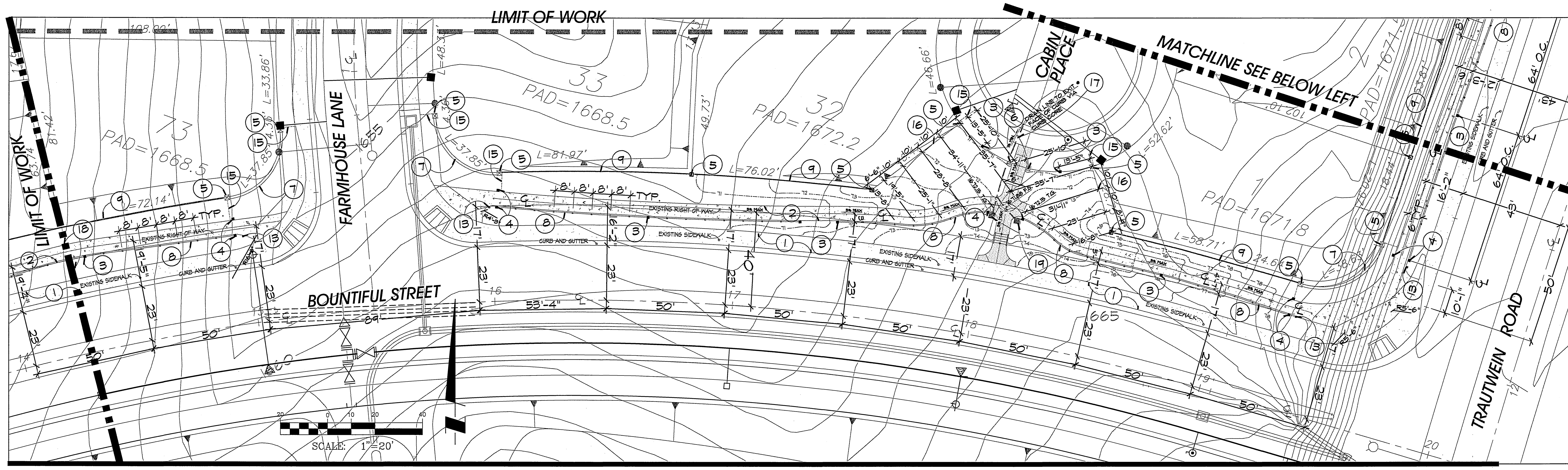
SHEET INDEX:

TITLE SHEET	1
CONSTRUCTION/ STAKING PLAN	2
CONSTRUCTION/ STAKING PLAN	3
CONSTRUCTION DETAILS	4
CONSTRUCTION DETAILS & MAT. SCH.	5
CONSTRUCTION SPECIFICATIONS	6

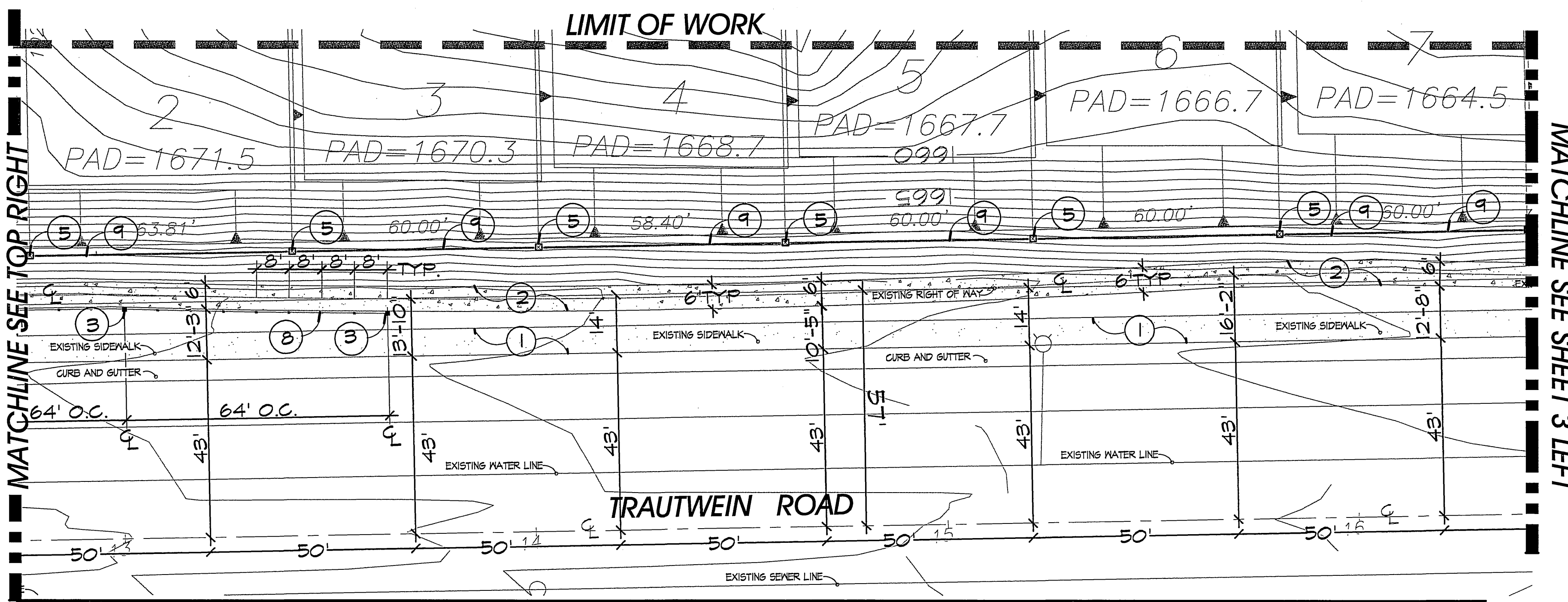
NOTE: THE PROPOSED REVERSE FRONTAGE WALLS ALONG TRAUTWEIN RD. & BOUNTIFUL ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OF THE SUBDIVISION.
NOTE: THESE PLANS DO NOT REQUIRE PARKS DEPARTMENT SIGNATURE/APPROVAL PER BOB JOHNSON 10/2000
PLANNING DEPARTMENT
 3/23/01 SIGNATURE DATE

 Underground Service Alert Call: TOLL FREE 1-800-227-2600 TWO WORKING DAYS BEFORE YOU DIG	PRIVATE ENGINEERING NOTE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.	BENCHMARK RIVERSIDE COUNTY BENCHMARK, STAMPED 108-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 205.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1038.14	 David Neault Associates, Inc. 41877 Enterprise Circle North #200 Temecula, CA. 92590 Tel: 909/296-3430 Fax: 909/296-3431 landscape architecture • planning • golf course architecture DAVID S. NEAULT  2884 PREPARED BY:  R.L.A. NO. 2/20/01 DATE 2/20/01	CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT APPROVED BY:  BY:  PRINCIPAL ENGINEER  SEE NOTE ABOVE PARK DEPARTMENT TRAFFIC DIVISION DEPUTY P.W. DIRECTOR  STREET SERVICES  DATE 3-13-01	REVERSE FRONTAGE WALL CONSTRUCTION PLAN TITLE SHEET TRACT 28866-7 ACCOUNT NO. 91377 R-3593-WP SHEET 1 OF 6 02/26/2001
--	--	---	--	---	---

INDEXED 4-12-01 gfh



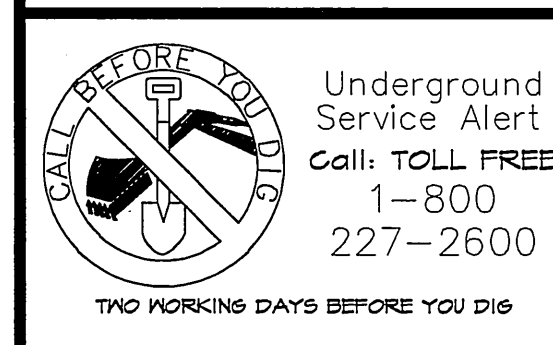
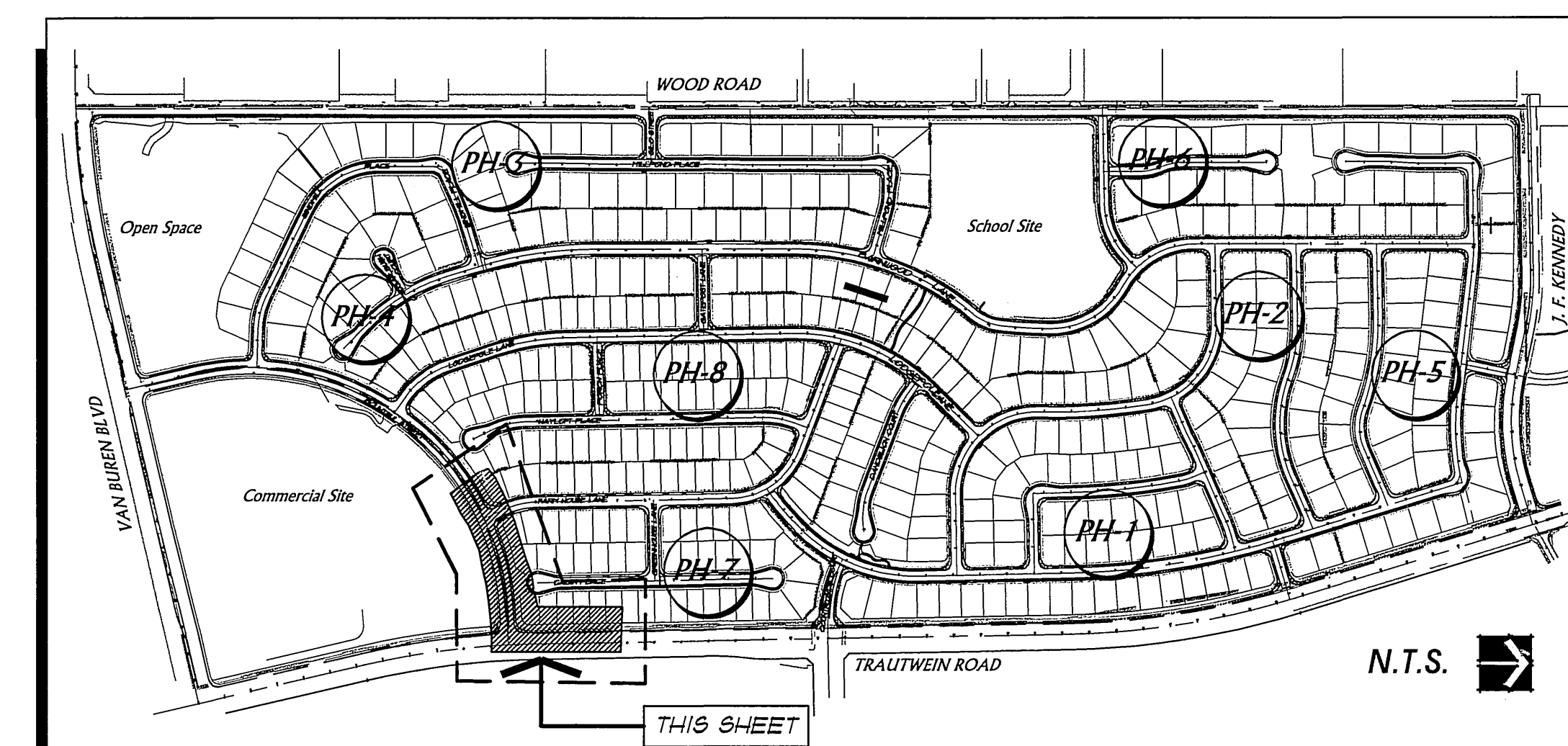
PLAN VIEW FROM STA. 13+90 TO STA. 20+20



PLAN VIEW FROM STA. 12+80 TO STA. 16+40

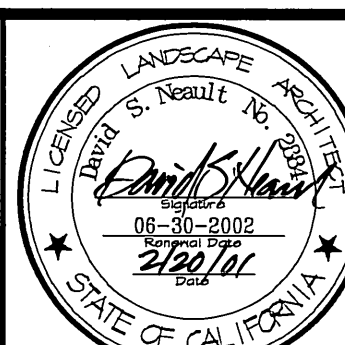
PLANNING DEPARTMENT
 Signature: *Bel. Reeling* DATE: 2/23/01

SEE SHEET 3 FOR LEGEND
 SEE SHEET 4 FOR DETAILS
 SEE SHEETS 5 FOR DETAILS & MATERIAL SCHEDULE
 SEE SHEET 6 FOR SPECS.



Underground Service Alert
 Call: TOLL FREE 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
 CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



David Neault Associates, Inc.
 41877 Enterprise Circle North #200
 Temecula, CA. 92590
 Tel: 909/296-3430
 Fax: 909/296-3431
 landscape architecture • planning • golf course architecture
 PREPARED BY: *David Neault* 2894
 R.L.A. NO. 22601
 DATE: 2/23/01

MARK	REVISIONS	APPR.	DATE

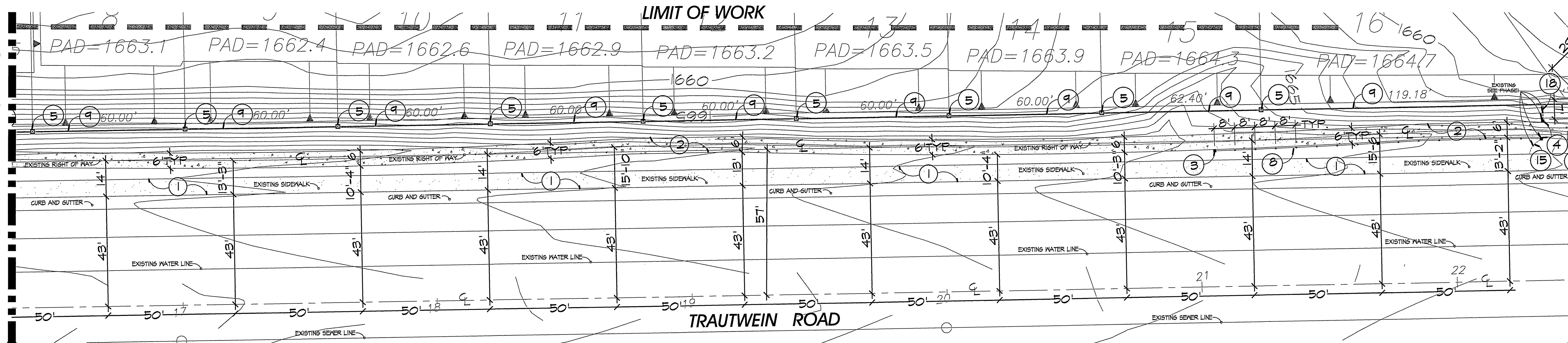
CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
 APPROVED BY: *R. McBeath* DATE: 3-13-01
 PRINCIPAL ENGINEER: *R. McBeath*
 PARKS DEPARTMENT: *R. McBeath*
 TRAFFIC DIVISION: *R. McBeath*
 DEPUTY P.W. DIRECTOR: *R. McBeath*
 STREET SERVICES: *R. McBeath*

REVERSE FRONTAGE WALL CONSTRUCTION PLAN
CONSTRUCTION PLAN
TRACT 28866-7
 HORIZ. SCALE: 1"=20'

ACCOUNT NO. 31377
R-3593-WP
 SHEET 2 OF 6
 02/06/2001

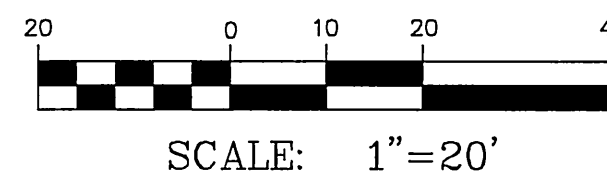
INDEXED 4-12-01 4H

MATCHLINE SEE SHEET 2 BELOW RIGHT



MATCHLINE SEE TRACT 28866 PHASE 1

PLAN VIEW FROM STA. 16+40 TO STA. 22+60

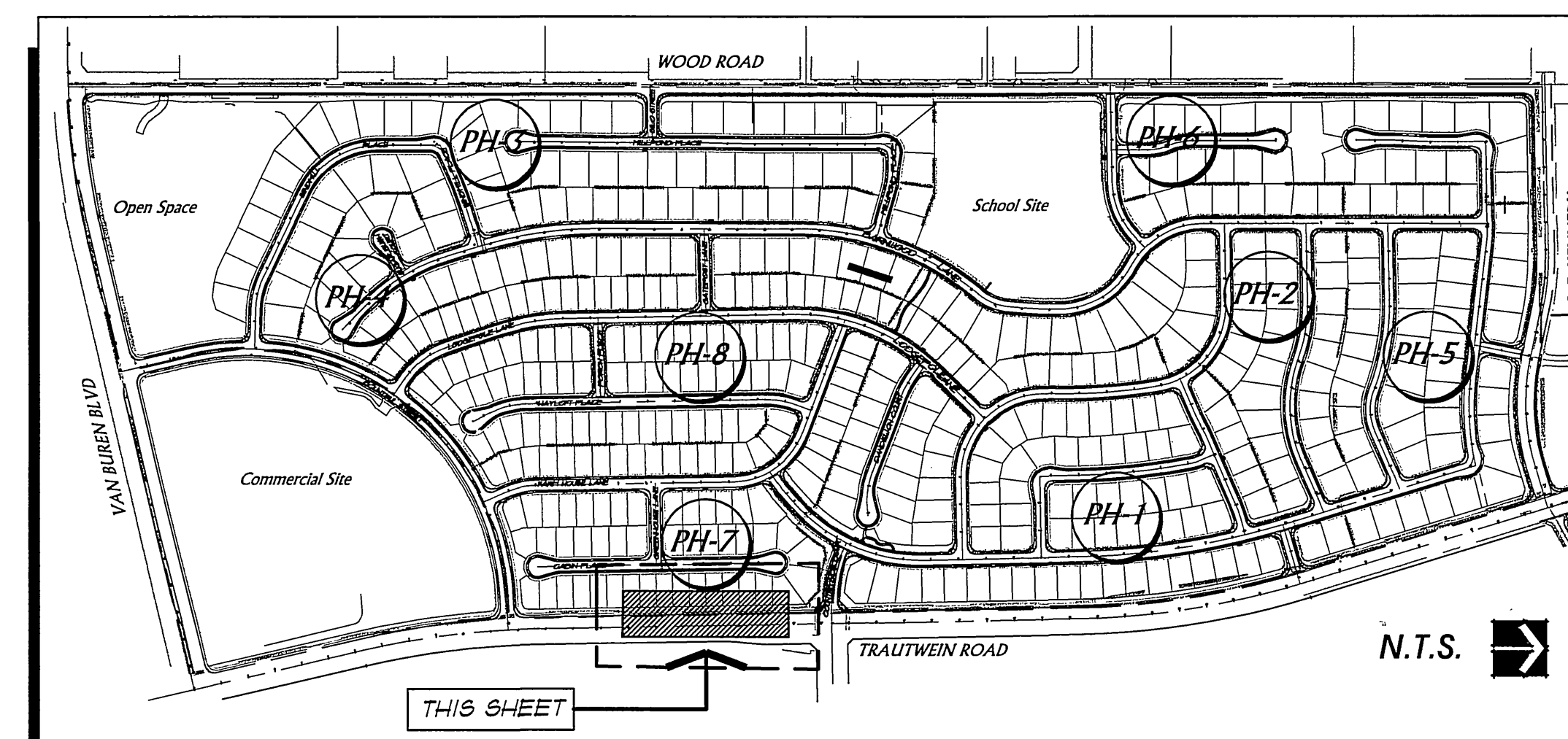
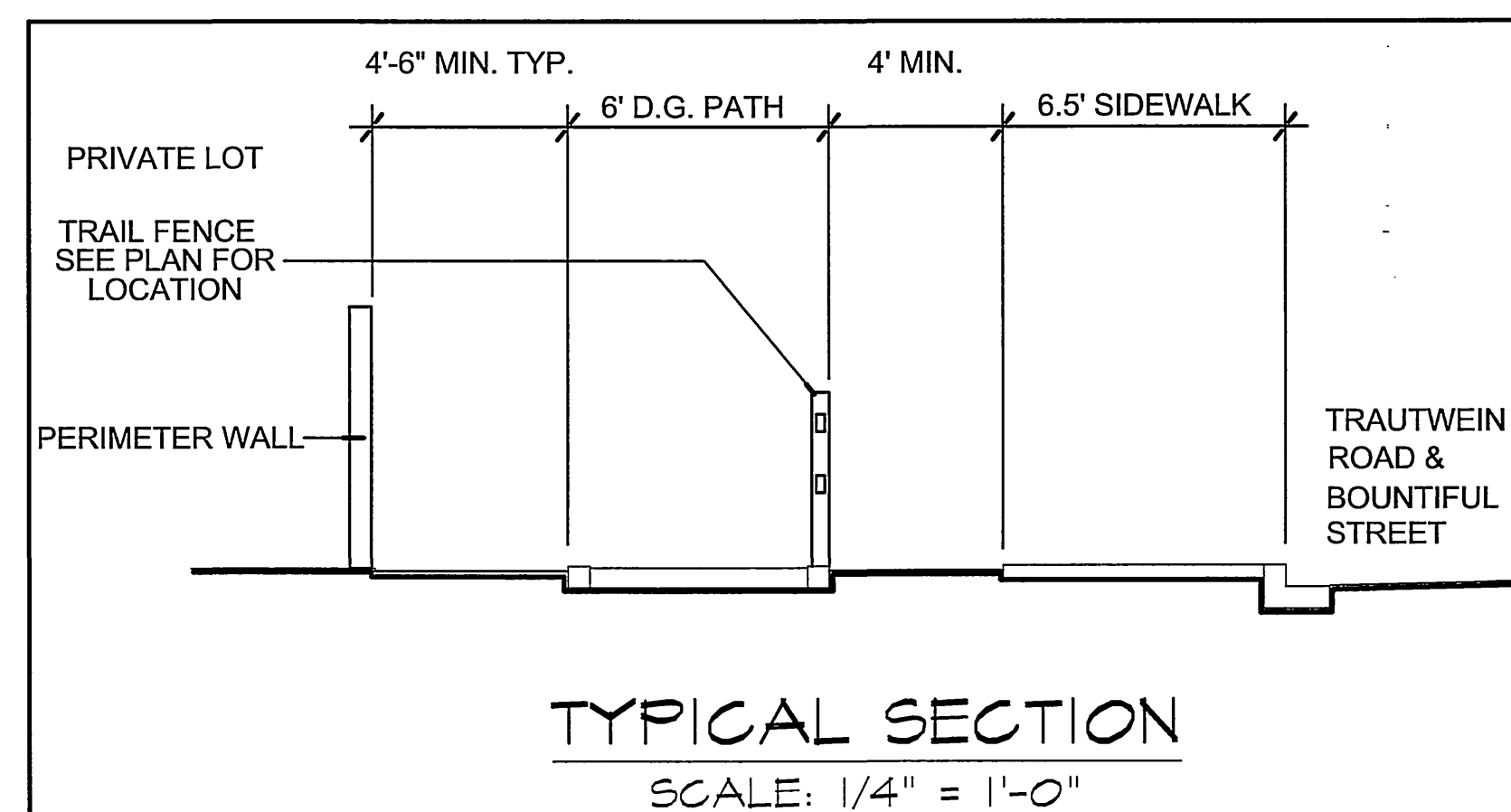


CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION	QUANTITY	REFERENCE
1	CITY CONCRETE SIDEWALK	REFER TO PLAN	REFER TO ENGINEER'S PLAN
2	DECOMPOSED GRANITE PATH	REFER TO PLAN	REFER TO DETAIL 'B'
3	LOW PILASTER	REFER TO PLAN	REFER TO DETAIL 'C'
4	LOW PILASTER W/ FINIAL	REFER TO PLAN	REFER TO DETAIL 'C'
5	PERIMETER PILASTER	REFER TO PLAN	REFER TO DETAIL 'D'
6	PILASTER W/ FINIAL	REFER TO PLAN	REFER TO DETAIL 'D'
7	ENTRY MONUMENT ELEVATION	REFER TO PLAN	REFER TO DETAIL 'A'
8	TRAIL FENCE	REFER TO PLAN	REFER TO DETAIL 'F'
9	PERIMETER WALL	REFER TO PLAN	REFER TO DETAIL 'G'

SYMBOL	DESCRIPTION	QUANTITY	REFERENCE
13	TRAIL SIGNAGE	REFER TO PLAN	REFER TO DETAIL 'J'
14	PEDESTRIAN ACCESS AREA	REFER TO PLAN	REFER TO DETAIL 'L'
15	6" CONCRETE MOW CURB	REFER TO PLAN	REFER TO DETAIL 'K'
16	GARDEN ACCENT WALL	REFER TO PLAN	REFER TO DETAIL 'N'
17	4" DIA. PVC DRAIN LINE EXIT THRU CURB VIA CURB CORE	REFER TO PLAN	NA.
18	REDWOOD HEADER	REFER TO PLAN	REFER TO DETAIL 'O'
19	CATCH BASIN	REFER TO PLAN	REFER TO DETAIL 'I'

SEE SHEETS 4 AND 5 FOR CONSTRUCTION DETAILS



PLANNING DEPARTMENT

Joe Boring 2/23/01
SIGNATURE DATE

SEE SHEET 4 FOR DETAILS
SEE SHEETS 5 FOR DETAILS & MATERIAL SCHEDULE
SEE SHEET 6 FOR SPECS.



PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK

RIVERSIDE COUNTY BENCHMARK STAMPED VBB-64
AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 2540 FEET SOUTH OF VAN BUREN BOULEVARD, 2050 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.2 FOOT X 0.2 FOOT GRANITE BOULDER A BRASS DISK, PLUSH AND MARKED ELEV. 1699.14



David Neault
Associates, Inc.

landscape architecture-planning • golf course architecture

DAVID S. NEAULT

PREPARED BY:

41877 Enterprise Circle North #200
Temecula, CA. 92590

Tel: 909/296-3450

Fax: 909/296-3451

DATE 2/23/01

DATE 2/23/01

DATE 2/23/01

DATE 2/23/01

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	2/14/01	PC
PARK DEPARTMENT		
TRAFFIC DIVISION		
DEPUTY P.W. DIRECTOR	3/14/01	DB
STREET SERVICES	2/16/01	IN

REVERSE FRONTAGE WALL CONSTRUCTION PLAN CONSTRUCTION PLAN TRACT 28866-7

HORIZ. SCALE: 1"=20'

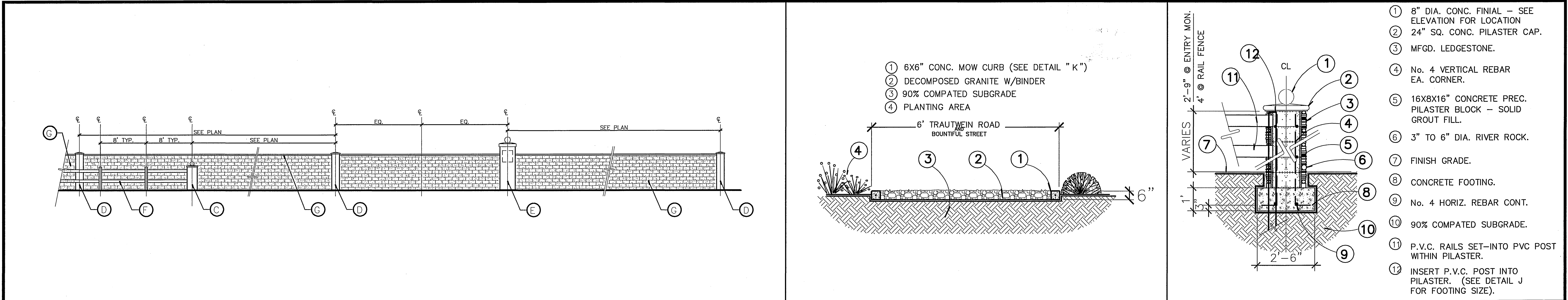
ACCOUNT NO. 31377

R-3593-WP

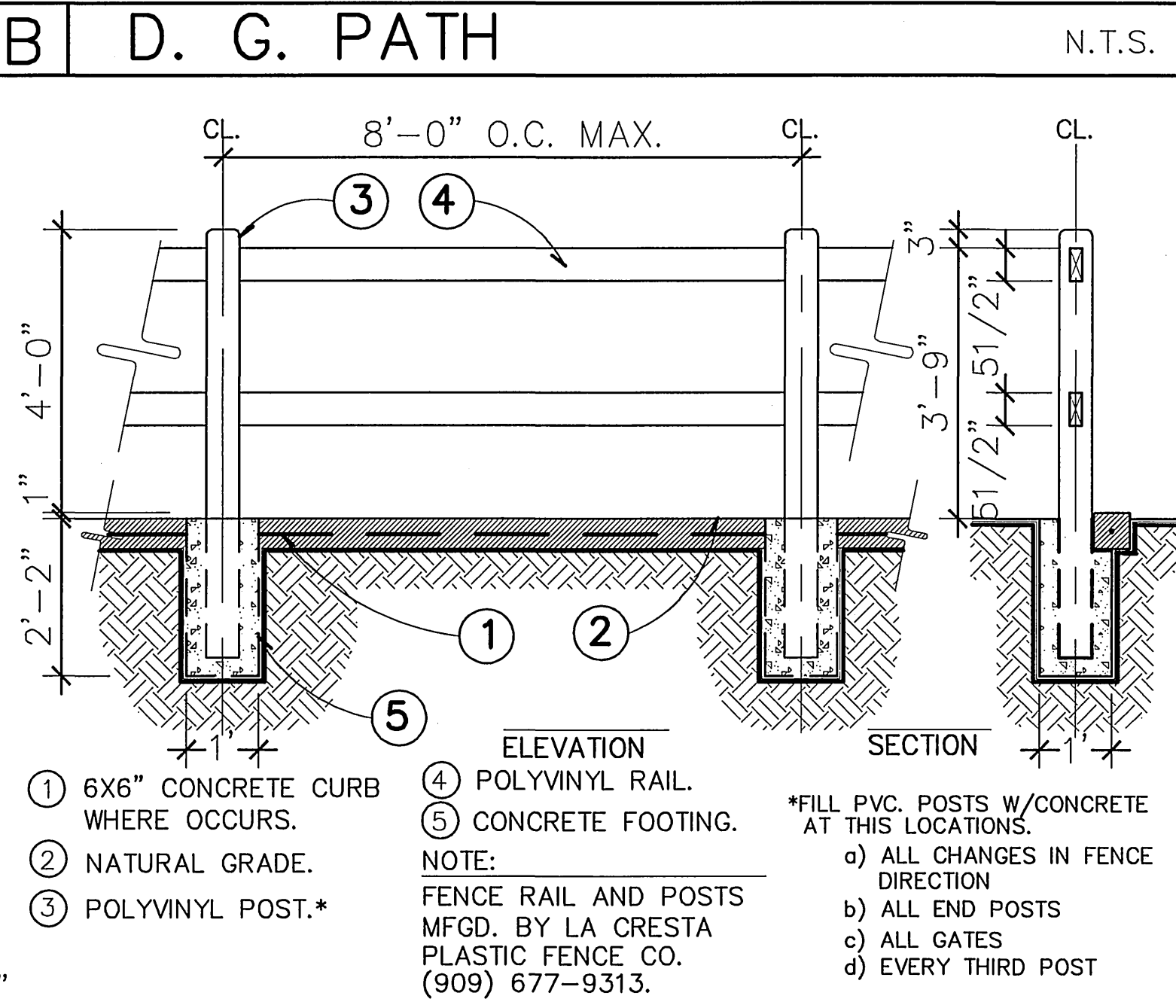
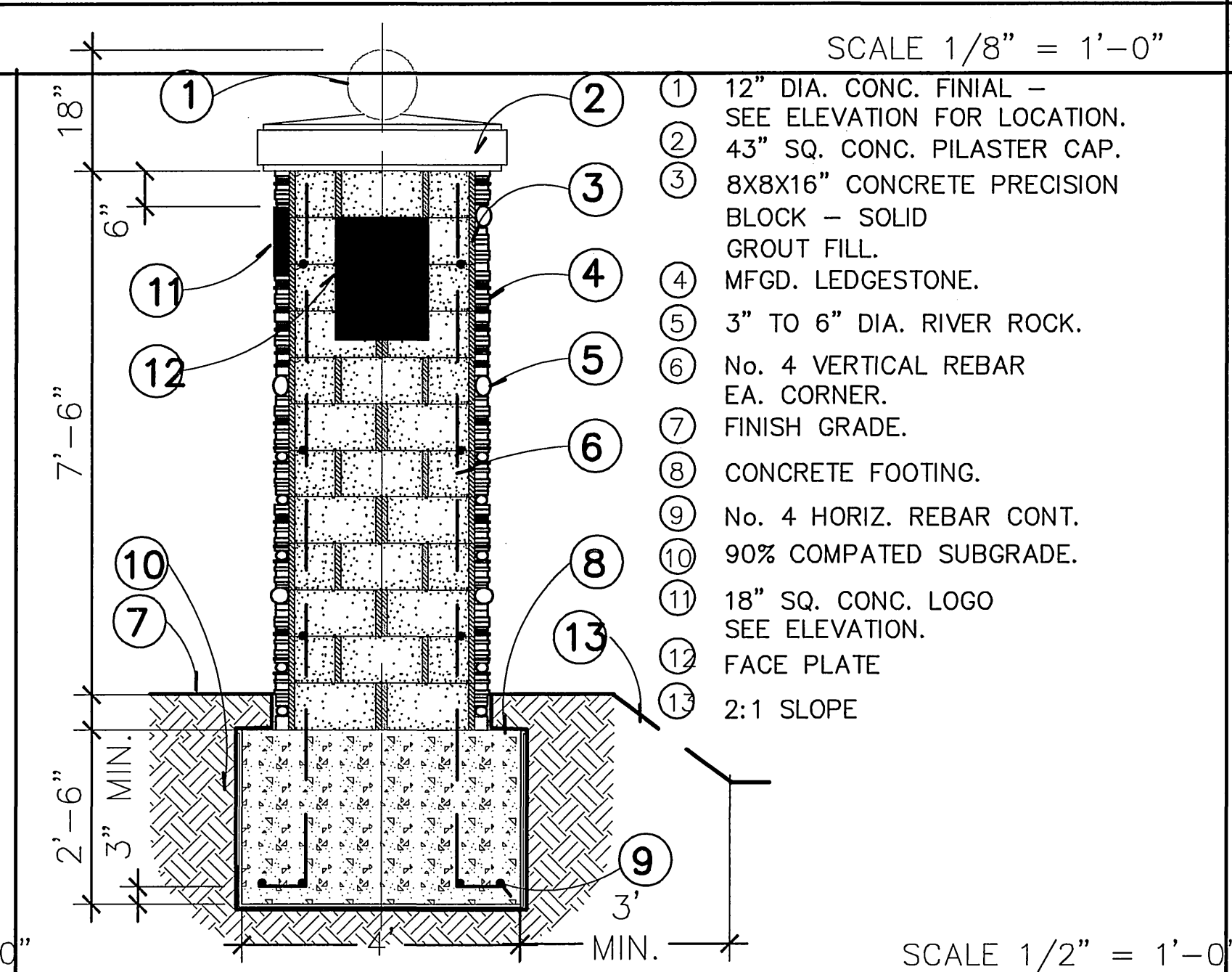
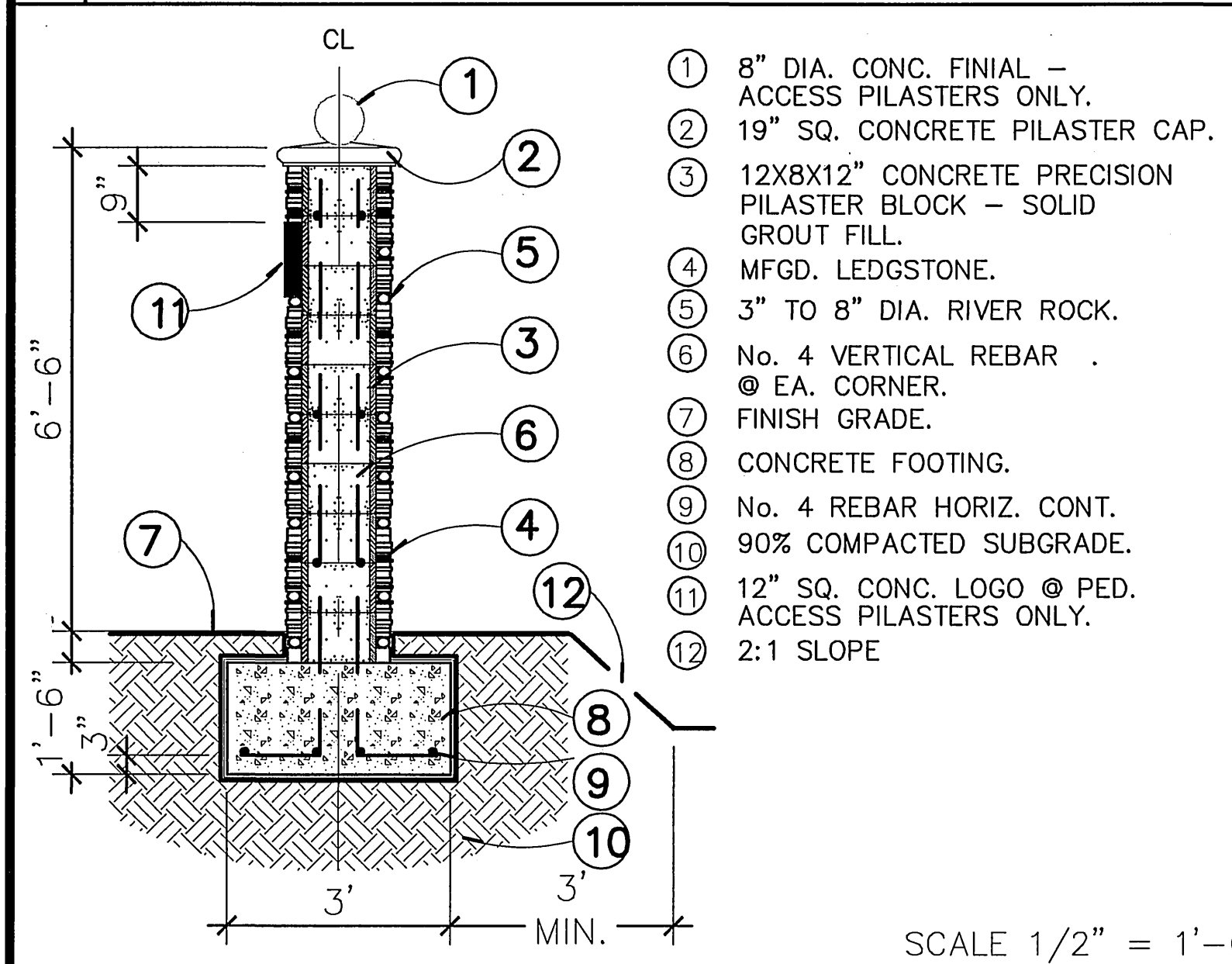
SHEET 3 OF 6

02/06/2001

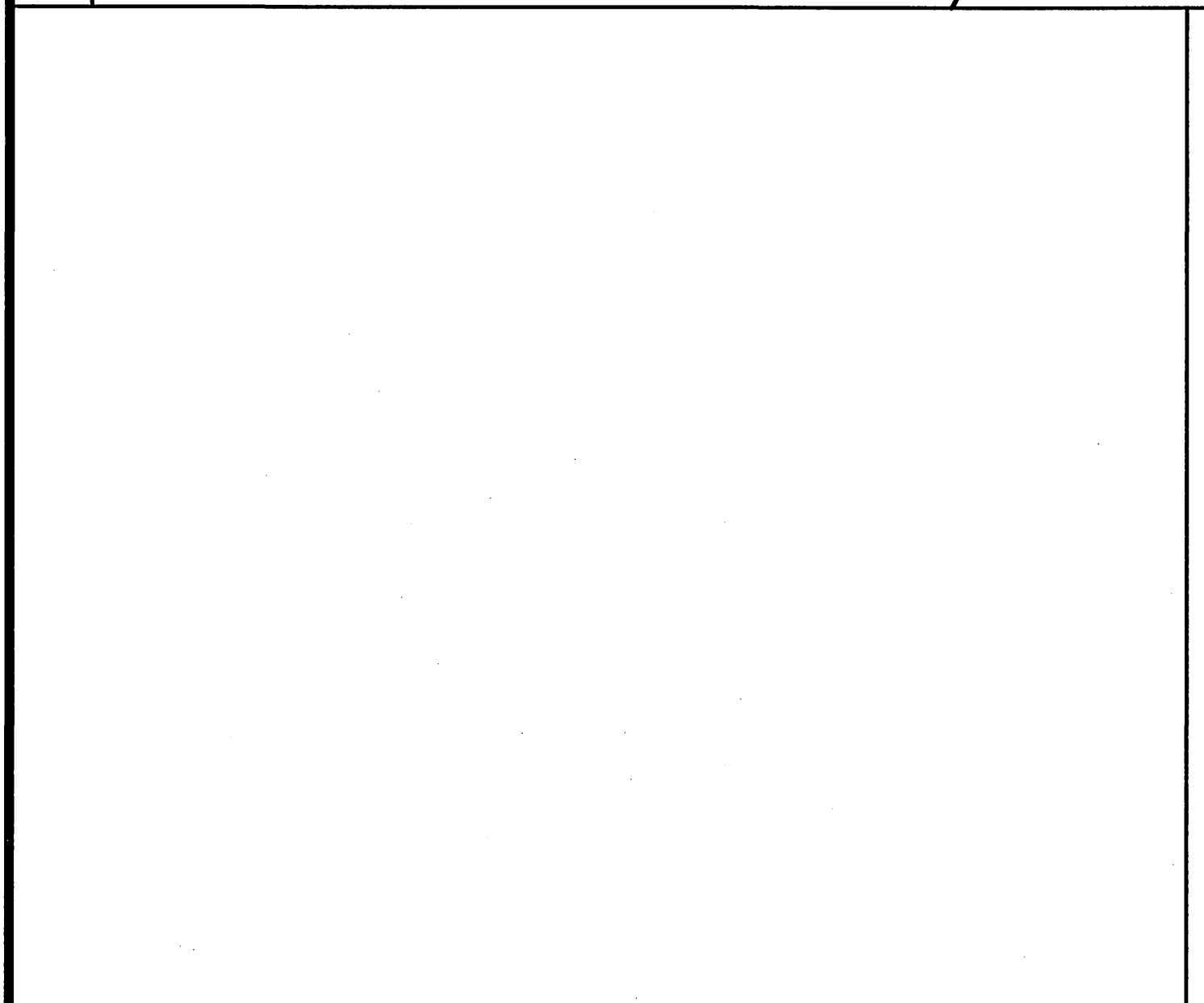
INDEXED 4-12-01 CH



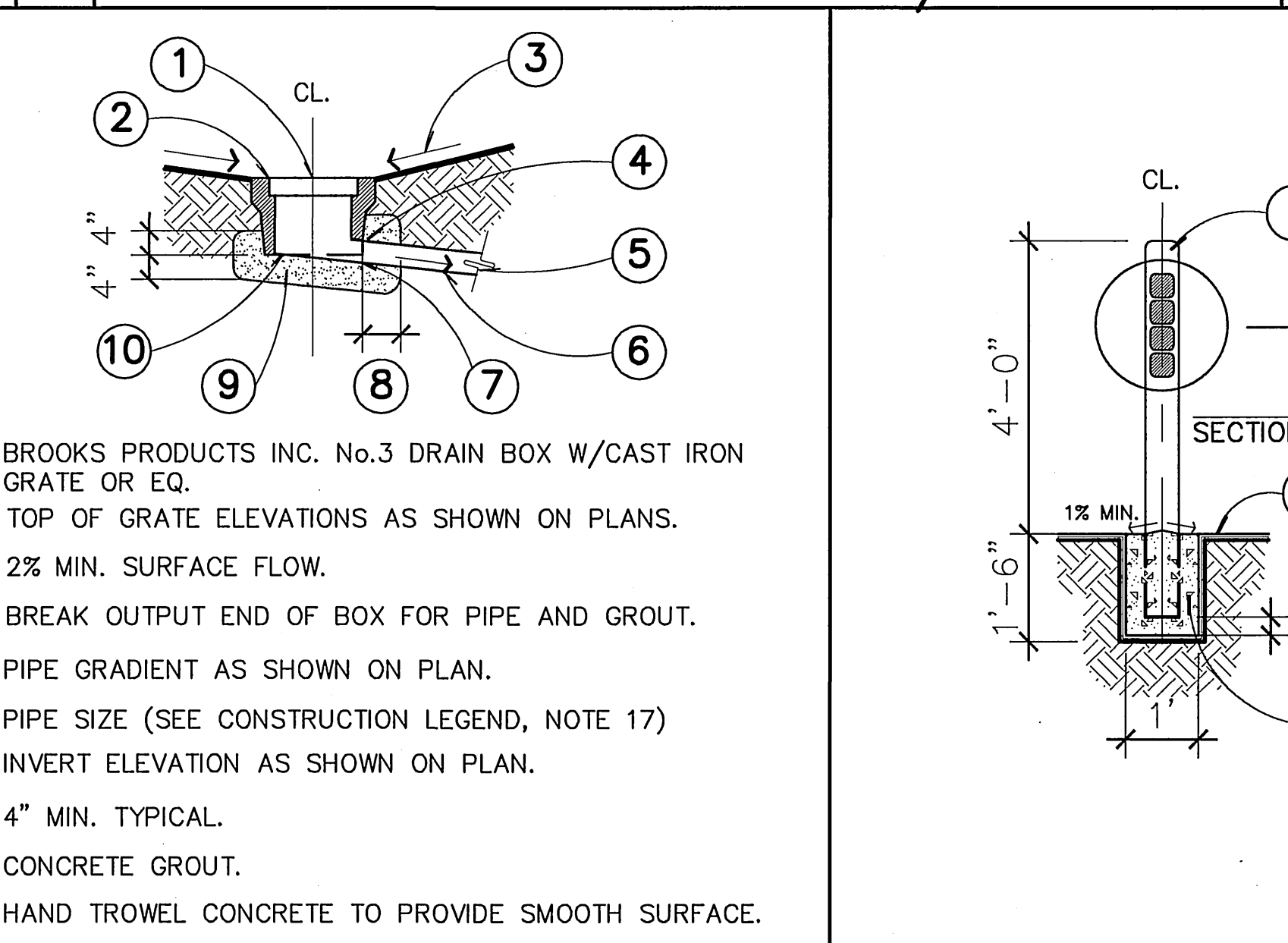
A ENTRY MONUMENT ELEVATION



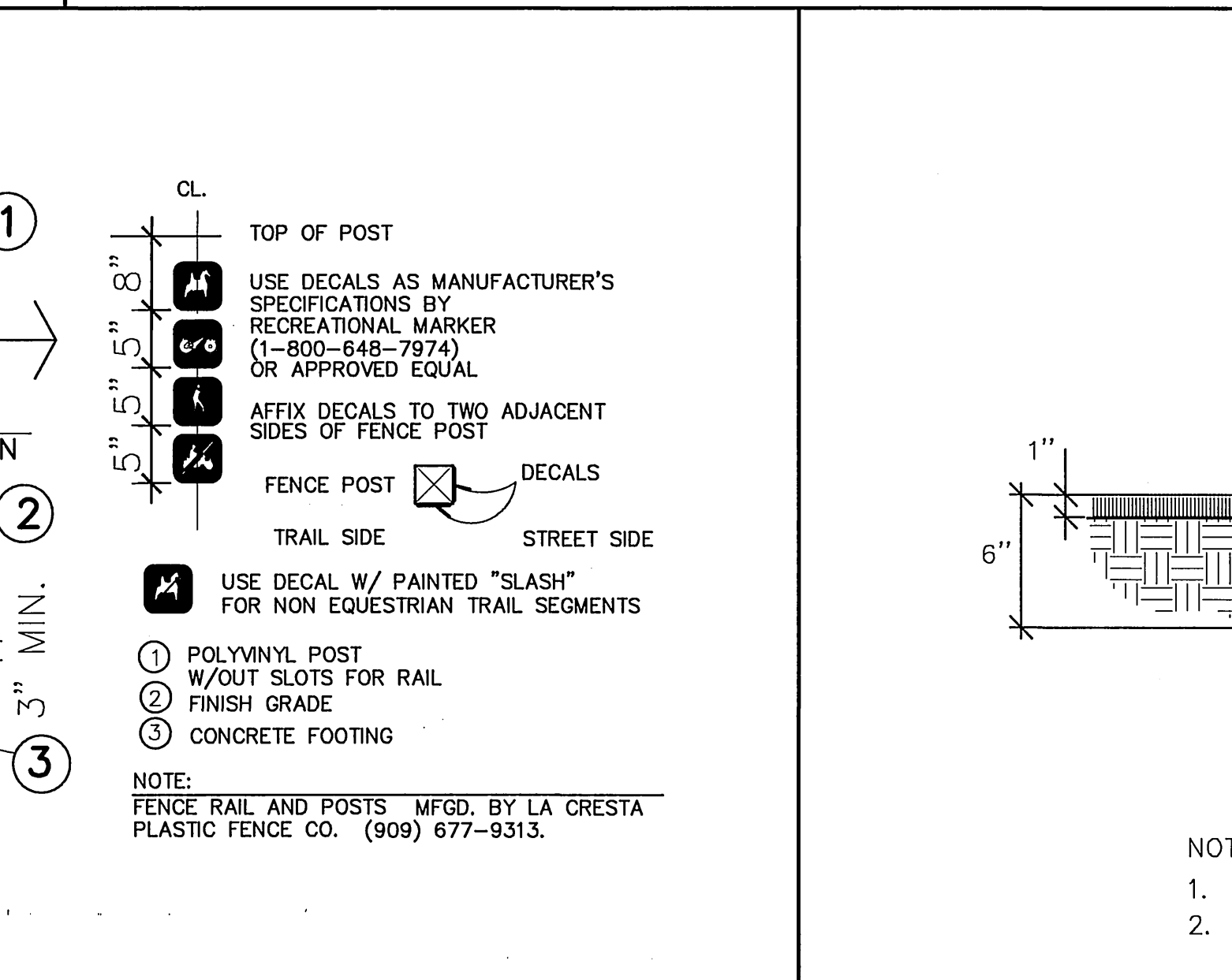
D PERIMETER PILASTER W/FINIAL



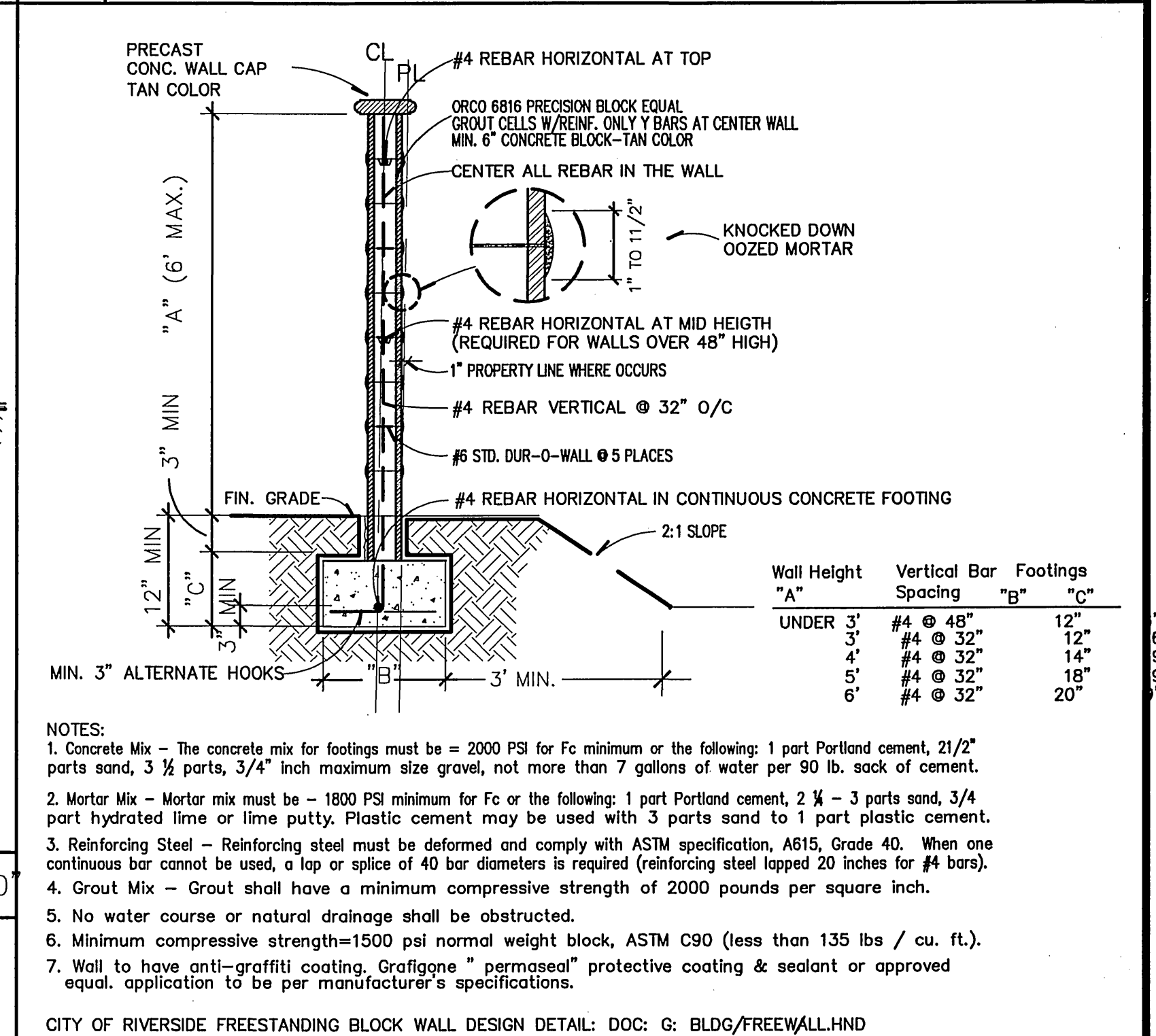
E MONUMENT PILASTER W/ FINIAL



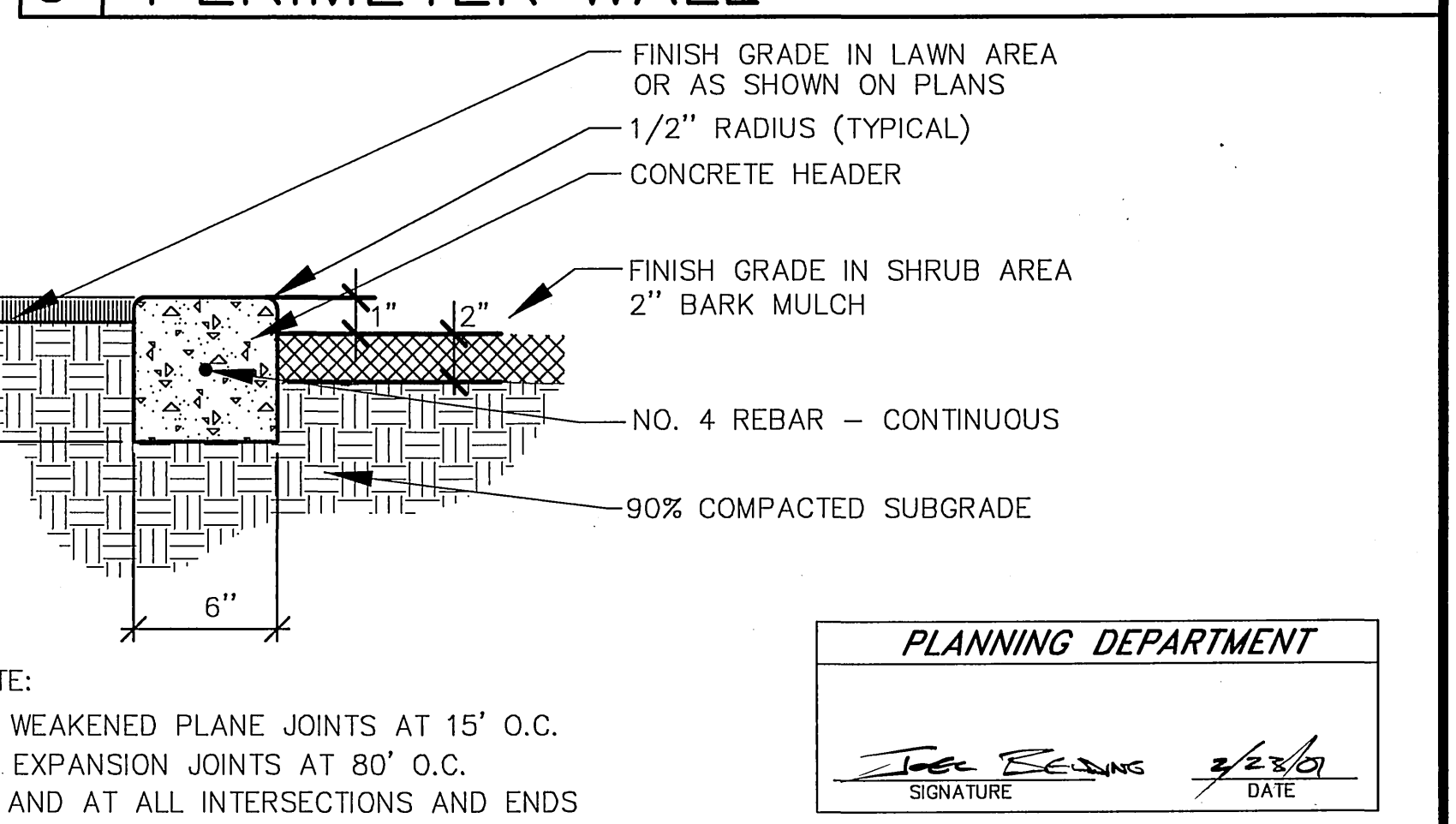
F TRAIL FENCE



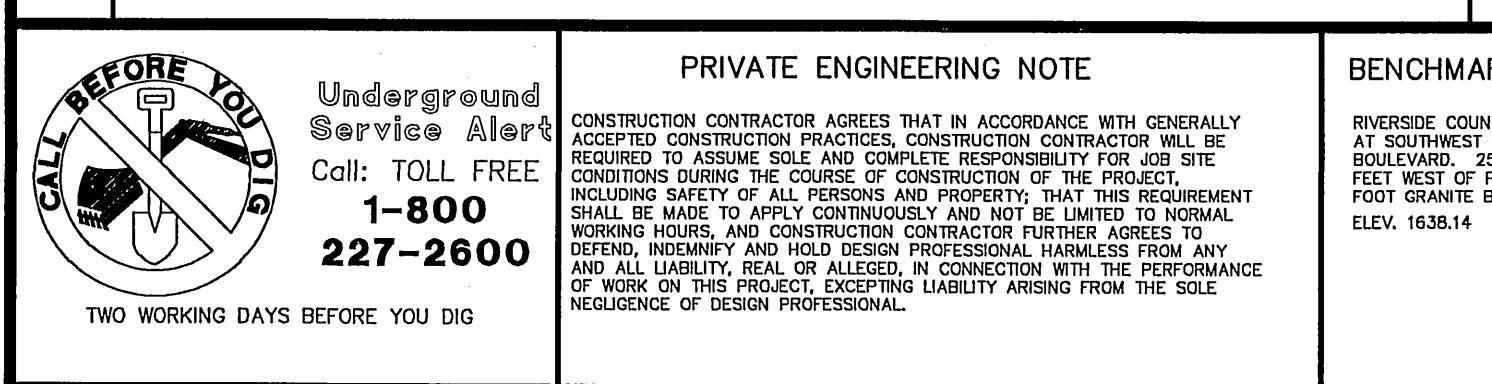
C LOW PILASTER



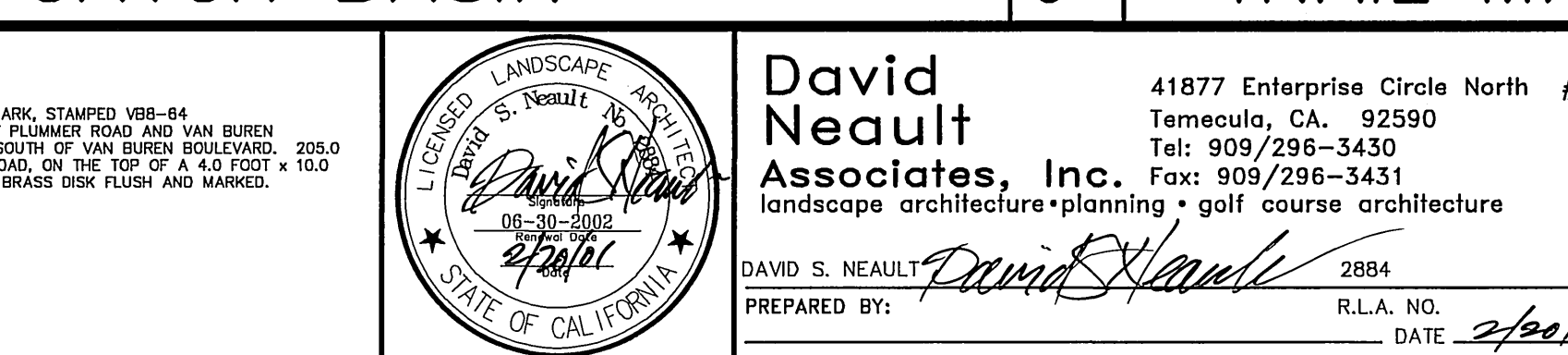
G PERIMETER WALL



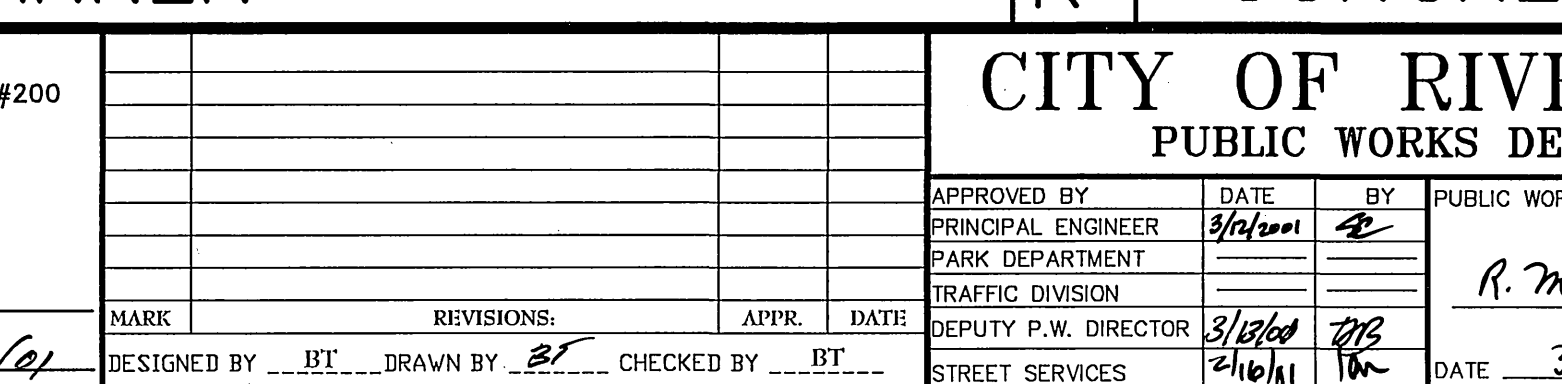
H



I CATCH BASIN

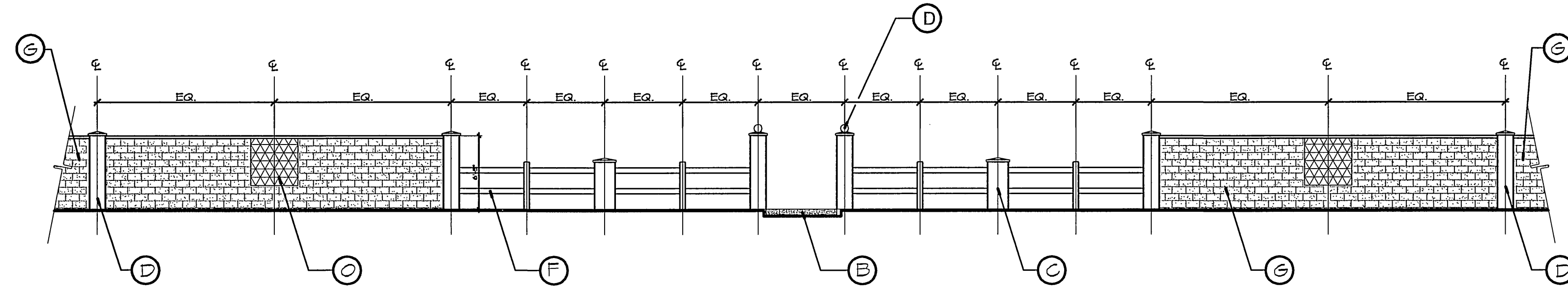


J TRAIL MARKER



K CONCRETE MOW STRIP

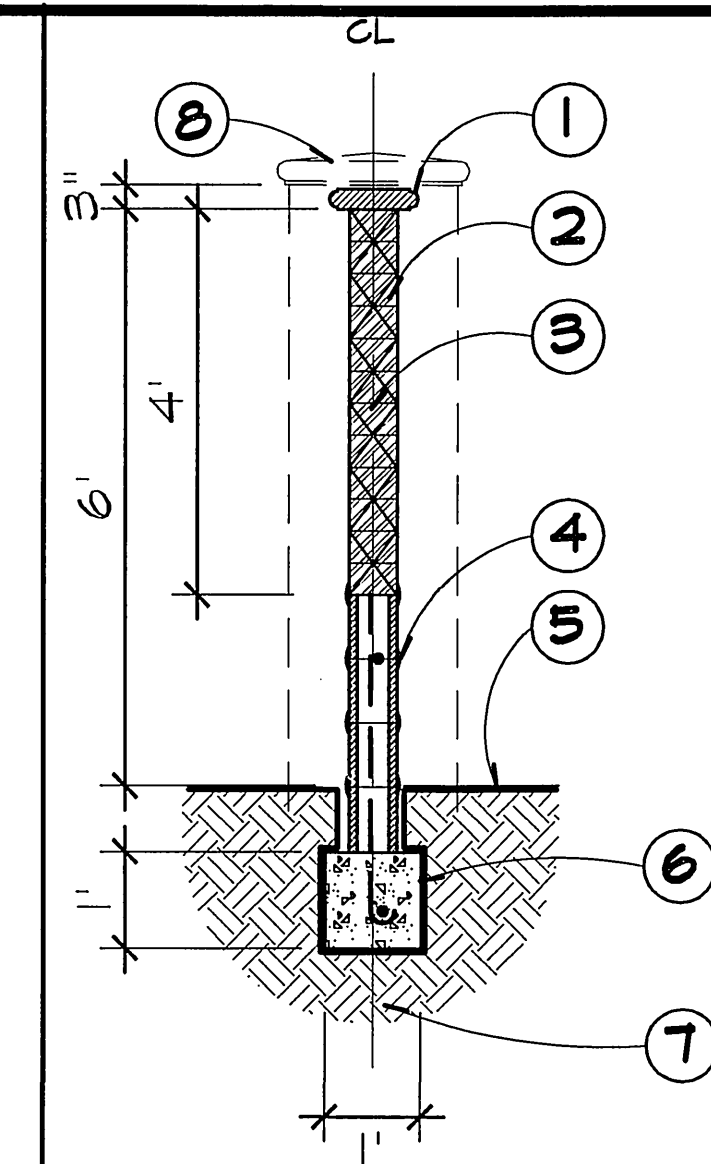




L PEDESTRIAN ACCESS AREA ELEVATION

SCALE 1/8" = 1'-0"

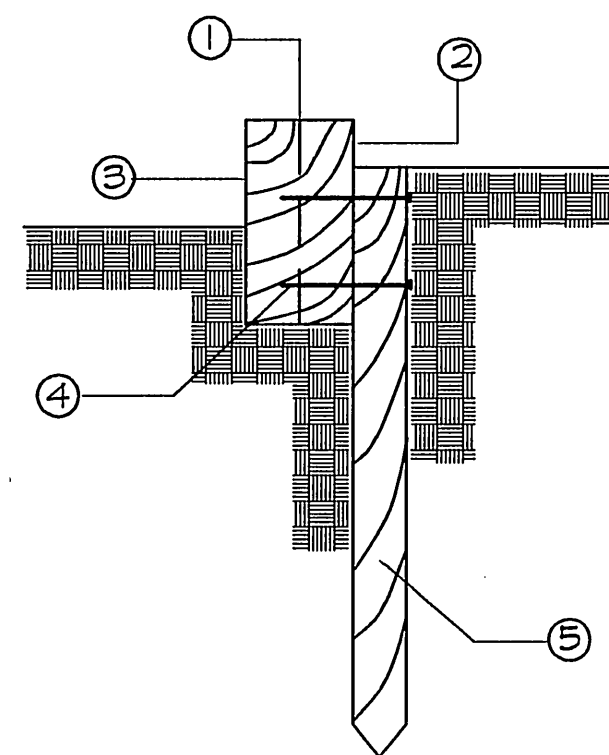
M



- ① PRECAST CONC. CAP 8X21/2".
- ② 4X12X12" "EMPRESS" CONC. PREG. SCREEN BLOCK.
- ③ 6X8X16" CONC. PREG. BLOCK.
- ④ KNOCKED DOWN OOOZED MORTAR.
- ⑤ FINISH GRADE.
- ⑥ CONCRETE FOOTING.
- ⑦ 90% COMPACTED SUBGRADE
- ⑧ BACKGROUND - FILASTER.

SCALE 1/2" = 1'-0"

N GARDEN ACCENT WALL



- ① 2X4" REDWOOD HEADER (CONST. GRADE) FOR CURVED EDGES-SEE PLAN.
- ② FINISH GRADE 1" FOR LAWNS AREAS.
- ③ FINISH GRADE 2" FOR GROUND COVER AREAS
- ④ (2) 8d GALV. NAILS PER STAKE.
- ⑤ 1X2X12" REDWOOD STAKE AT 8' O.C. MIN. WITH 4' O.C. @ CURVED AREAS.

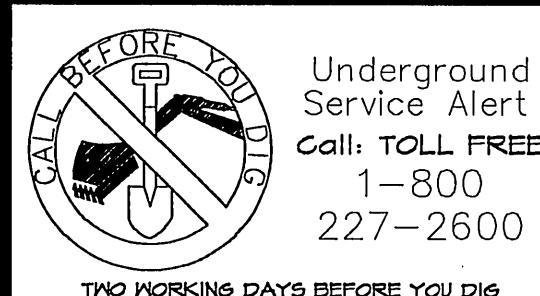
O REDWOOD HEADER

N.T.S.

PLANNING DEPARTMENT

SIGNATURE DATE 2/23/04

DESCRIPTION	MANUFACTURER/MODEL NO.	MF6/MF6. REP. PH. NO.	COLORS/FINISHES/ETC.	REFERENCE
MANUFACTURED LEDGESTONE	CORONADO STONE PRODUCTS/ EASTERN LEDGE	800-255-1121	"CHESTNUT" COLOR	REFER TO DETAILS C/D/E
RIVER ROCK	CORONADO STONE PRODUCTS/ RIVER ROCK	800-255-1121	"VERMONT" COLOR	REFER TO DETAIL C/D/E
19" SQ. PRECAST CONCRETE CAP	STEPSTONE, INC./ "CLASSIC" FILASTER CAP	800-512-4024	NO. CM-506 "ALMOND" COLOR FORM FINISH	REFER TO DETAIL 'B'
24" SQ. PRECAST CONCRETE CAP	STEPSTONE, INC./ "CLASSIC" FILASTER CAP	800-512-4024	NO. CM-506 "ALMOND" COLOR FORM FINISH	REFER TO DETAIL 'C'
48" SQ. PRECAST CONCRETE CAP	QUICKCRETE PRODUCT CORP./ MO. NO. G-4PG FILASTER CAP	909-131-6240	NO. G3 "LATTIE" COLOR	REFER TO DETAIL 'E'
2 1/2" x 8" PRECAST CONCRETE WALL CAP	STEPSTONE, INC./ "CLASSIC" WALL CAP	800-512-4024	NO. T1 SMOOTH FINISH	REFER TO DETAIL 'G' & 'H'
8" x 12" PRECAST CONCRETE FINIAL BALL	DURA ART STONE/ MO. NO. 6PS20E	909-350-4000	NO. CM-506 "ALMOND" COLOR FORM FINISH	REFER TO DETAIL 'G' & 'H'
16x8x16 CONCRETE FILASTER BLOCK	RCP BLOCK & BRICK, INC. OR EQUAL	909-677-1484	SK "SACKED SMOOTH" FINISH	REFER TO DETAILS C/D/E
4" H. POLY VINYL FENCE	LA CRESTA PLASTIC FENCE CO. "2 RAIL FENCE" OR CITY APPROVED EQUAL	909-677-4313	"NATURAL" COLOR	REFER TO DETAIL 'C'
6x8x16 CONG. BLOCK	RCP BLOCK & BRICK INC. OR EQUAL	909-677-1484	"WHITE" COLOR	REFER TO DETAIL 'F'
8x8x16 CONG. BLOCK	RCP BLOCK & BRICK INC. OR EQUAL	909-677-1484	"WHEAT" COLOR	REFER TO DETAIL 'G' & 'H'
12x8x12 CONG. BLOCK	RCP BLOCK & BRICK INC. OR EQUAL	909-677-1484	"NATURAL" COLOR	REFER TO DETAIL 'E'
6" H. TUBULAR STEEL FENCE	N.A.	N.A.	"BLACK" COLOR	REFER TO DETAIL 'E'

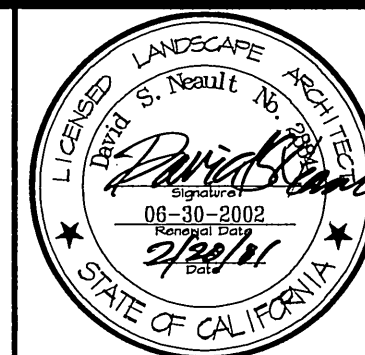


PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK

RIVERSIDE COUNTY BENCHMARK, STAMPED V86-44 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 281.0 FEET SOUTH OF VAN BUREN BOULEVARD, 208.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED, ELEV. 1629.14



David Neault
Associates, Inc.
landscape architecture • planning • golf course architecture

DAVID S. NEAULT
PREPARED BY: DATE 2/20/04
R.L.A. NO. 2884
DATE 2/20/04

MARK	REVISIONS:	APPR.	DATE
DESIGNED BY: BT	DRAWN BY: BT	CHECKED BY: BT	

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY	DATE	BY
PRINCIPAL ENGINEER	2/12/04	BT
PARK DEPARTMENT		
TRAFFIC DIVISION		
DEPUTY P.W. DIRECTOR	2/13/04	BT
STREET SERVICES	2/16/04	BT

REVERSE FRONTAGE WALL CONSTRUCTION PLAN

Const. Details & Mat. Schedule
TRACT 28866-7

SCALE: AS SHOWN

ACCOUNT NO. 31377

R-3593-WP

SHEET 5 OF 6
02/06/2001

INDEXED 4-01-12

